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From: City of Columbia Ward3 < ward3@gocolumbiamo.com >

Date: Fri, Feb 28, 2014 at 10:17 AM

Subject: Re: Skala Proposal for Downtown Infrastructure Exigencies

To: Sheela Amin <skamin@gocolumbiamo.com>

Sheela.

A little over a week ago (2/19) you distributed the appended e-mail to the Council and City Manager. Unfortunately, this proposal was not included in the materials distributed for Monday's (3/3) Pre-Council Work Session. Please resend the following text to the Council and City Manager for their review prior to Monday's meeting. Thank you.

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Mr. Mayor, City Council, and City Manager.

Please consider these comments regarding our downtown infrastructure exigencies as they relate to our "Columbia Imagined" Comprehensive Plan and contract priorities with Clarion for a comprehensive review of our zoning code and subdivision regulations.

From: "Columbia Imagined" Comprehensive Plan Implementation Table p. 145

HIGH Public Prioritization for Land Use and Growth Management

Policy One - Plan for fiscally sustainable growth:

"New Development will pay a fair allocation of infrastructure costs" -- to be determined by consideration of the pending staff request for more information and cost benefit-analyses regarding the downtown infrastructure exigencies (that must include a review of our assets, asset deficits, and projected needs, short and long term, as they relate to all downtown infrastructure, i.e., sewer, electric, water, storm water, parking, police & fire) and then, and only then, determination of potential solutions or combinations of solutions including 1.) development impact fees; 2.) development dependent/user-based fees (based upon the road infrastructure trip generation model proposed by the Infrastructure Task Force in it's Minority Report of June, 27, 2011); 3.) conventional tax increase and bonding options; & 4.) sewer bond project deferral of the Midway Sewer Extension and/or Hinkson Sewer Extension project projects in light of passage of Comp Plan "Urban Service Area" guidelines).

Policy Three - Prioritize infill development:

"Develop specific development guidelines and standards that address common concerns related to impacts of infill development, particularly in relation to existing residential neighborhoods" -- including first, a review of recommendations and a determination of policy regarding a C-2 Zoning Overlay (especially as it relates to high density residential development, but also including downtown neighborhood planning) and then, and only then, a downtown form-based code development and general neighborhood planning model as secondary priorities for Clarion's efforts to recommend comprehensive zoning and subdivision revisions.

Best Regards, Karl

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Karl Skala Third Ward City Councilman 5201 Gasconade Drive Columbia, MO 65202 573.474.2195